

GIS REGISTRY INFORMATION

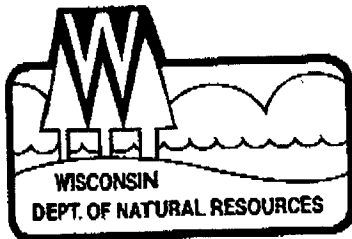
SITE NAME:	JANNSEN'S SERVICE
BRRTS #:	03-43-119446
CLOSURE DATE:	02/22/2001
STREET ADDRESS:	14048 HWY 32/64
CITY:	MOUNTAIN
CLOSURE:	<input type="checkbox"/> Pending <input checked="" type="checkbox"/> Conditions Met
OFF SITE CONTAMINATION:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, STREET ADDRESS 1:	
IF YES, STREET ADDRESS 2:	
IF YES, STREET ADDRESS 3:	
IF YES, STREET ADDRESS 4:	
IF YES, STREET ADDRESS 5:	

CONTAMINATION IN RIGHT OF WAY: ☐ Yes ☒ No

DOCUMENTS NEEDED:

Closure Letter	<input checked="" type="checkbox"/>
Copy of Deed(s) for all impacted properties	<input checked="" type="checkbox"/>
General Site Location Map within Municipality	<input checked="" type="checkbox"/>
Detailed Site Map(s) for all impacted properties	<input checked="" type="checkbox"/>
Latest Groundwater Flow/MW Location Map	<input checked="" type="checkbox"/>
Latest Extent of Contaminant Plume Map	<input checked="" type="checkbox"/>
Latest Tables of Groundwater Analytical Results	<input checked="" type="checkbox"/>
Copies of off site notification letters (if applicable)	<input type="checkbox"/>
RP Certified statement that legal descriptions are complete and accurate	<input type="checkbox"/>
Legal Description of all impacted properties(if not included above)	<input type="checkbox"/>
Geologic Cross Section (if available)	<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)	<input type="checkbox"/>

File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

February 22, 2001

Paul D. Jannsen
P.O. Box 44
Mountain, WI 54149

SUBJECT: Case Closure of Jannsen's Service, 14048 HWY 32/64, Mountain, WI
WDNR BRRTS #: 03-43-119446

Dear Mr. Jannsen:

On October 16, 1999, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NER Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions. The Department has received the necessary documents required to obtain final closure on February 22, 2001. Your case has been closed under s. NR 726.05, Wis. Adm. Code on February 22, 2001.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 492-5871.

Sincerely,

Scott C. Miller
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Kris Baran, Envirogen, Inc., 790 Marvelle Lane, Green Bay, WI 54304

452152

VOL 715 PAGE 346

16-31-16
REGISTER OF DEEDS
OCONTO COUNTY

AT 2:30 O'CLOCK PM

SEP 2 1997

Loralee Lasley
REGISTERRETURN TO GRANTEES
970 SILVER CREST CT
ONEIDA, WI 54155Paul David Janssen and
Diana Lynn Janssen
husband and wife

conveys and warrants to

Donald A. Hansen Jr. and
Joan M. Hansen, husband and wife as joint
survivorship marital property.the following described real estate in Oconto
State of Wisconsin:

Tax Parcel No. 004-77-11129319A

Legal Description:

A parcel of land located in part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4) of Section Ten (10) and part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of Section Eleven (11), all in Township Thirty-One (31) North, Range Sixteen (16) East, in the Village of Mountain, Town of Armstrong, Oconto County, Wisconsin, described as follows:

Commencing at an Oconto County Monument marking the Northeast corner of said Section Ten (10); Thence South 00°58'22" East along the East line of Section Ten (10) a distance of 721.86 feet to the Northeasterly line of S.T.H. "32" and the point of beginning; thence South 50°49'27" East along the Northeasterly line of S.T.H. "32" a distance of 154.58 feet; thence South 56°48'06" East 133.48 feet; thence North 36°22' 00" East 82.80 feet; thence 387.08 feet along the arc of a 5,679.58 foot radius curve to the left, the chord of which bears North 28°38' 40" West 387 feet; thence South 22°44' 45" West 127.04 feet; thence South 39°17' 34" West 120.65 feet to the Northeasterly line of S.T.H. "32"; thence South 50°31' 51" East along said Northeasterly line 39.40 feet to the point of beginning, except therefrom any part thereof used for highway, road or railway purposes.

Plus the following personal property items: two door Pepsi cooler; show case; cash register shelving and racks; with three drawer/three door cabinet; air compressor; bait refrigerator and a five door cooler.

This sale is subject to the following provisions: Seller has complete use of 28' x 32' garage to 9/30/97. Seller to seal abandoned well. Buyer is responsible for all environmental clean up plus tank and line removal and will save seller harmless for environmental or clean up costs.

This is not homestead property.
(is) (is not)

Exception to Warranties:

WIS. TRANSFER FEE
\$ 163.50
OCONTO CO.

Dated this 26th day of August, 19 97.

Diana Lynn Janssen (SEAL)

II. GRANTEE:

4. Name Donald A. & Joan M. Hansen, Jr.
5. Address 970 Silver Crest Court
Oneida, WI 54155

6. Grantor/grantee related: ☒ None ☐ Corp/Shareholder/Subsidiary ☐ Partnership
☐ Financial ☐ Family ☐ Other, explain

7. Send tax bill to: Name and address Donald A. Hansen Jr.
970 Silver Crest Court

6/7 P. 0036 No. 7/9

ACKNOWLEDGMENT

STATE OF WISCONSIN

Jan. 10. 2002 4:44PM
WI DNR PESHIGO

506863

Document Number

GROUNDWATER USE RESTRICTION

VOL 863 PAGE 543

RECORDED

AT 10:55 O'CLOCK A M

SEP 14 2001

**LORALEE LASLEY
REGISTER OF DEEDS
OCONTO COUNTY, WI**Declaration of Restrictions

In Re: The property at 14048 hwy. 32/64, Mountain, Wisconsin and formally known as A parcel of land located in part of the Northeast Quarter of the Northeast Quarter (NE ¼ of the NE ¼) of Section Ten (10) and part of the Northwest Quarter of the Northwest Quarter (NW ¼ of the NW ¼) of Section Eleven (11), all in Township Thirty - One (31) North, Range Sixteen (16) East, in the Village of Mountain, Town of Armstrong, Oconto County, Wisconsin, describes as follows: Commencing at an Oconto County Monument marking the Northeast corner of said Section Ten (10); thence South 00°58'22" East along the East line of Section Ten (10) a distance of 721.86 feet to the Northeasterly line of S.T.H. "32" and the point of beginning; thence South 50°49'27" East along the Northeasterly line of S.T.H. "32" a distance of 154.58 feet; thence South 56°48'06" East 133.48 feet; thence North 36°22'00" East 82.80 feet; thence 387.08 feet along the arc of a 5,679.58 foot radius curve to the left, the chord of which bears North 28°38'40" West 387 feet; thence South 22°44'45" West 127.04 feet; thence South 39°17'34" West 120.65 feet to the Northeasterly line of S.T.H. "32" thence South 50°31'51" East along said Northeasterly line 39.40 feet to the point of beginning, excepting therefrom any part thereof used for highway, road or railway purposes.

Recording Area

Name and Return Address

Donald A. Hansen and Joan M. Hanson
970 Silver Crest Court
Oneida, WI 54155

Parcel Identification Number (PIN)

STATE OF WISCONSIN)

) ss

COUNTY OF OCONTO)

WHEREAS, Donald A. Hansen, Jr. and Joan M. Hansen are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Benzene contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following location on the following date: Benzene at 5.2 parts per billion (ppb) at monitoring well MW-3 on June 8, 1999. The location of monitoring well MW-3 is provided on Figure No. 1, attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable status and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violations.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 3rd day of Aug, 2001.

Signature: Donald A. Hansen, Jr.

Printed Name: Donald A. Hansen, Jr.

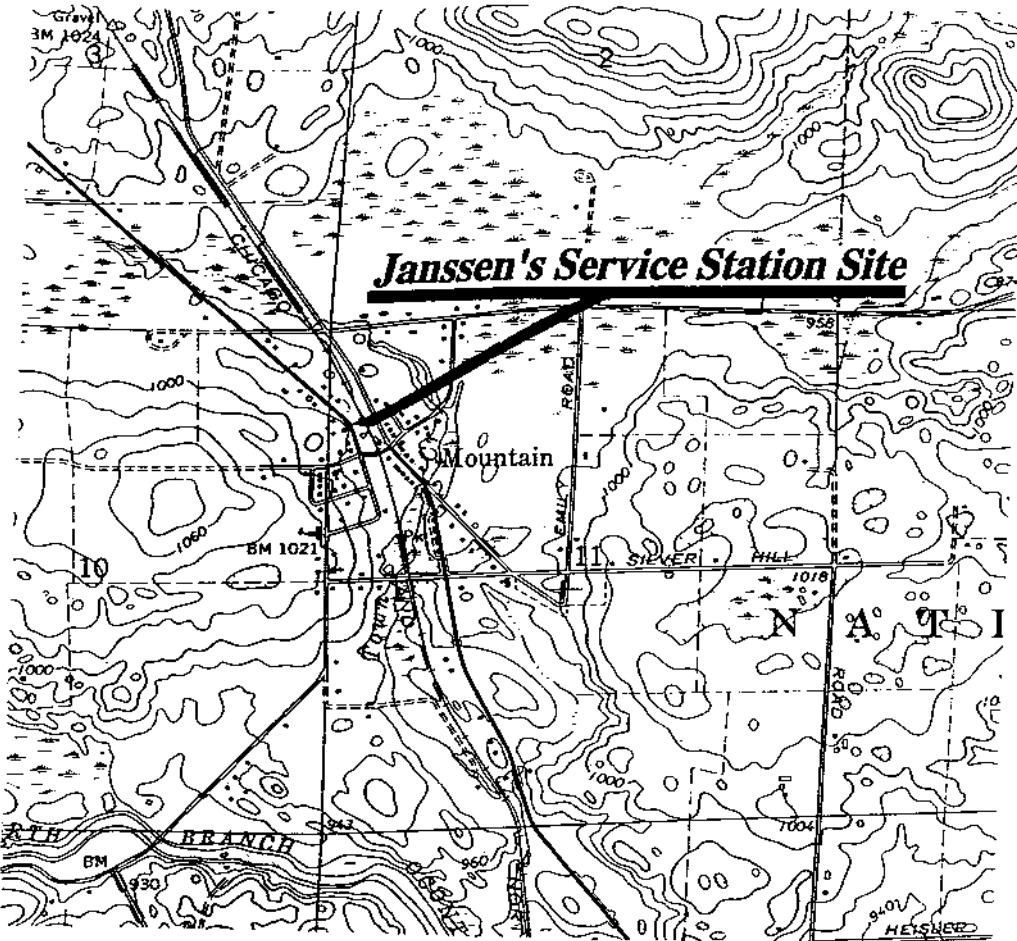
Signature: Joan M. Hansen

Printed Name: Joan M. Hansen

Subscribed and sworn to before me
this 3rd day of Aug, 2001

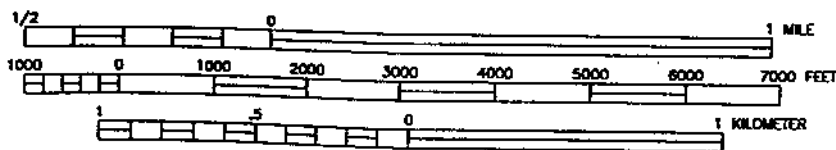
Virginia L. Nelson
Notary Public, State of WI
My commission 11/09/03

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Envirogen, Inc.



(USGS 1973)
MOUNTAIN QUADRANGLE

SCALE
1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Fond du Lac, Wisconsin 53072-0090

SITE LOCATION

MAP

JANSSEN'S SERVICE STATION SITE

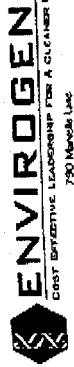
MOUNTAIN, WISCONSIN

FIGURE NO.

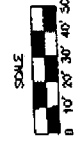
1

DRAWING NO. 97.607AD1
KMA
9/22/99
CHECKED BY: A413
APPROVED BY: [Signature]
ENGINEER
DATE

6
 GROUNDWATER BENZENE
 DISTRIBUTION (GWS2)
 JANSSEN'S SERVICE STATION SITE
 MOUNTAIN, WISCONSIN



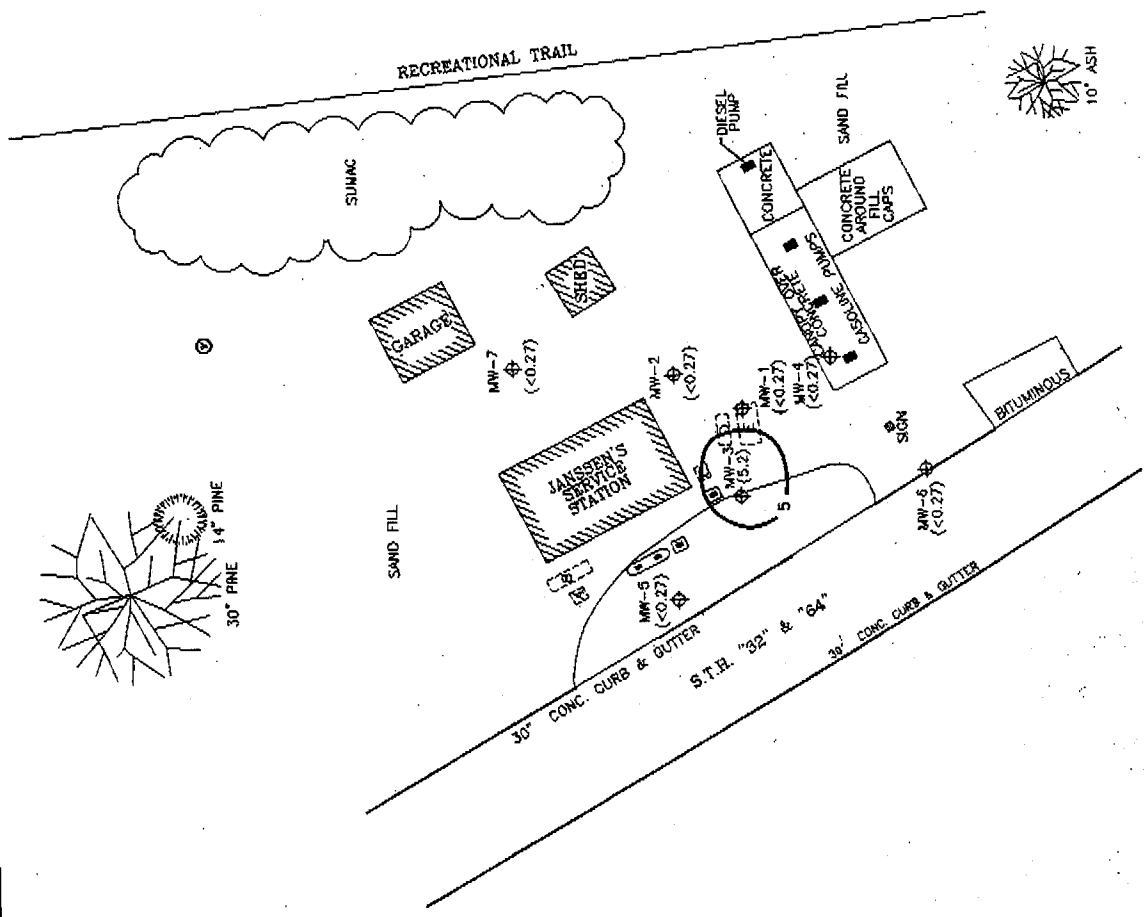
730 Mendota Lane
 Green Bay, Wisconsin 54304



- LEGEND**
- MONITORING WELL
 - BENZENE CONCENTRATION IN ppb
 - ISOCNTRATION CONTOUR
 - WELL
 - DECIDUOUS TREES
 - TRUNK SIZE AS NOTED
 - CONIFER TREES
 - TRUNK SIZE AS NOTED
 - FORMER PUMP ISLAND
 - FORMER PUMP
 - FORMER UNDERGROUND STORAGE TANK

- TANK LEGEND**
- A FORMER 1,000-GALLON GASOLINE UST
 - B FORMER 3,000-GALLON GASOLINE UST
 - C FORMER 1,000-GALLON FUEL OIL UST
 - D FORMER 2,000-GALLON DIESEL UST
 - E FORMER 6,000-GALLON GASOLINE UST

NOTE
 THE M140 ENFORCEMENT STANDARD FOR
 BENZENE IS 5 ppb.



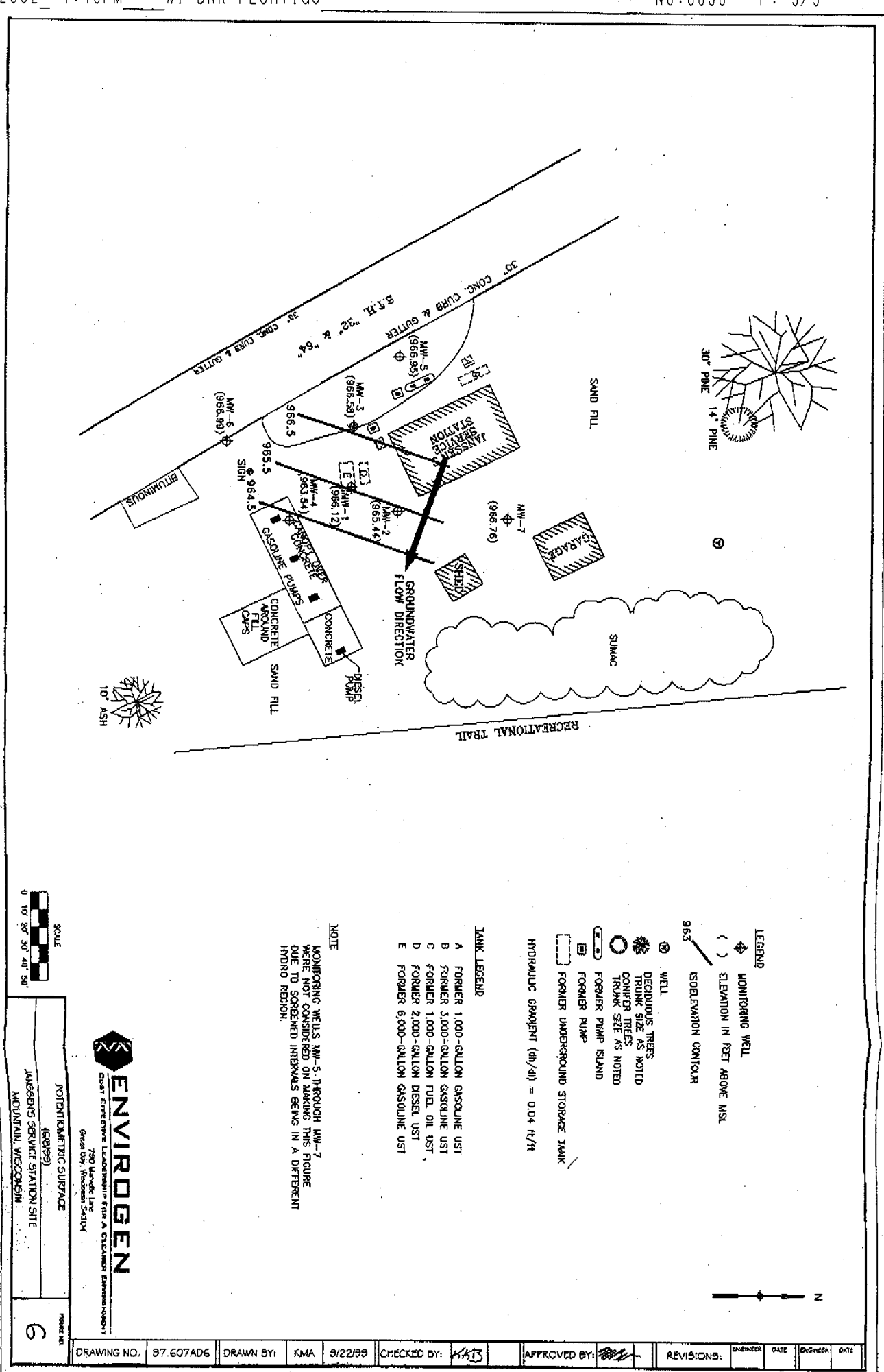


TABLE 5
Groundwater Sample Laboratory Analytical Results
Janssen's Service Station Site
Mountain, Wisconsin

Monitoring Well	Sampling Date	DRO (ppm)	GRO (ppm)	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB	Naphthalene	Dissolved Lead
MW-1	1/2/98	460	2,200	82	70	150	151	13	160	63	33	2
	7/16/98	NA	NA	34	36	110	91	<8.0	34	10	24	1.2
	12/28/98	NA	NA	59	25	69	90	20	71	25	23	1.7
	2/22/99	NA	NA	61	73	570	540	17	210	60	55	1.3
	6/8/99	NA	NA	<0.27	<0.32	<0.27	<0.67	<0.32	<0.27	0.38	<0.35	<1.6
MW-2	1/2/98	<100	<100	0.18	<0.07	0.16	<0.17	140	0.22	<0.1	0.89	<1
	7/16/98	NA	NA	0.40	<0.22	<0.20	<0.23	3.0	<0.22	<0.29	0.63	<0.89
	12/28/98	NA	NA	1.0	<0.22	0.29	<0.23	<0.16	<0.22	<0.29	<1.1	<0.89
	2/22/99	NA	NA	0.28	<0.22	<0.20	0.34	<0.16	0.23	<0.29	<0.46	<1.2
	6/8/99	NA	NA	<0.27	<0.32	<0.27	<0.27	<0.32	<0.22	<0.27	<0.35	<1.6
MW-3	1/2/98	880	5,100	420	310	1400	810	<18	280	75	100	1
	7/16/98	NA	NA	45	17	69	120	<3.0	86	30	42	<0.89
	12/28/98	NA	NA	63	35	91	120	15	71	17	33	1.8
	2/22/99	NA	NA	140	300	1500	1,400	50	560	160	180	1.7
	6/8/99	NA	NA	5.2	12	30	39	<0.32	25	7.6	4.1	9.5
NR 140 Enforcement Standard		NS	NS	5	700	343	620	60	NS	NS	40	15
NR 140 Preventive Action Limit		NS	NS	0.5	140	68.6	124	12	NS	NS	8	1.5

(Continued)

Notes: All results are reported in ppb

Shading indicates value equals or exceeds the NR 140 enforcement standard

Cross hatching indicates value equals or exceeds the NR 140 preventive action limit

DRO: Diesel range organics

TMB: Trimethylbenzene

GRO: Gasoline range organics

NA: Not analyzed

MTBE: Methyl t-butyl ether

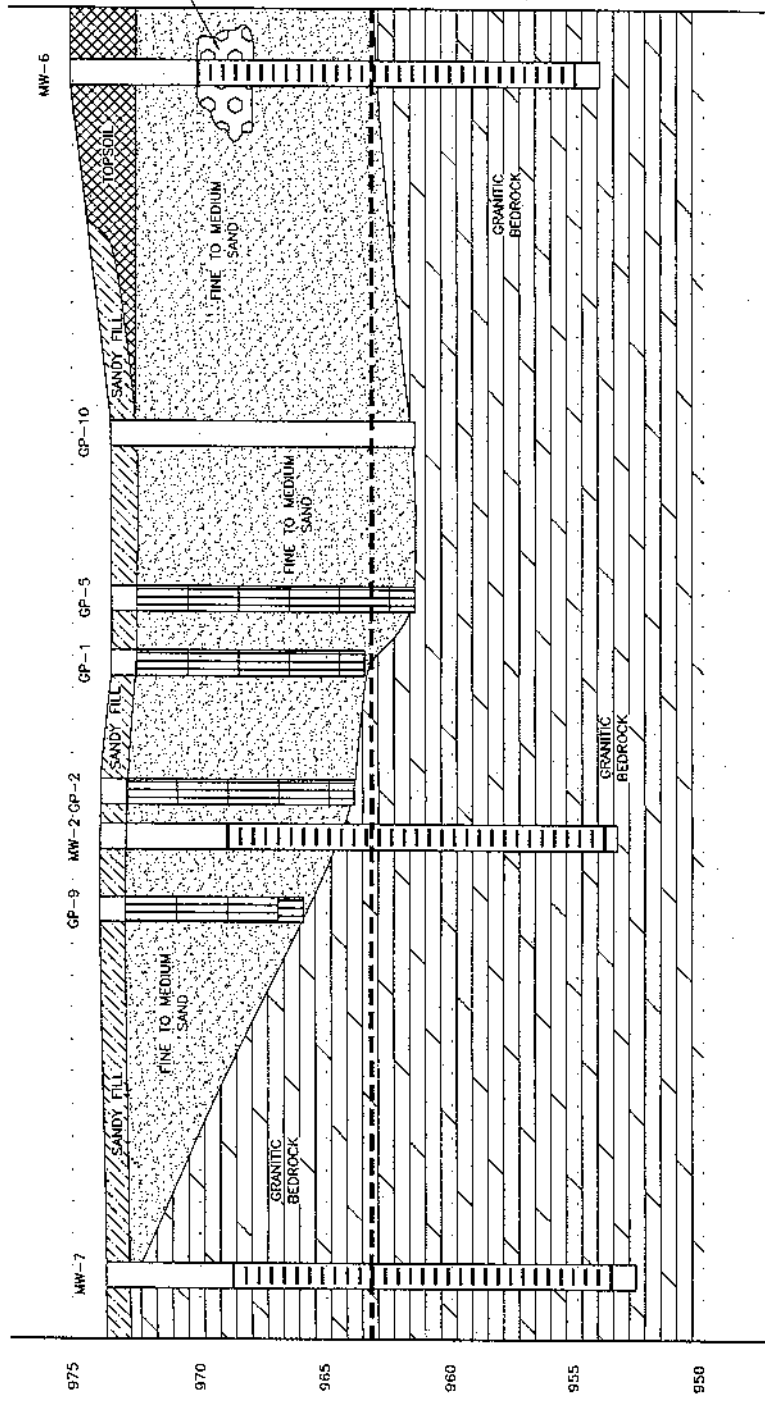
NS: No standard

Checked by: KR13

Approved by: [Signature]

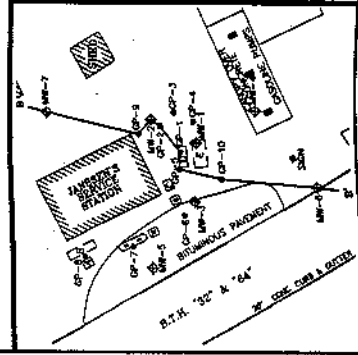
B'

B



ELEVATION IN FEET ABOVE MSL

PLAN VIEW



LEGEND

SAMPLE INTERVAL

SCREENED INTERVAL

GROUNDWATER TABLE (01/08/98)

NOTE: MONITORING WELLS MW-6 AND MW-7 WERE INSTALLED ON 2/24/98.



ENVIROGEN
BEST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
780 Mainline Lane
Green Bay, Wisconsin 54904

SCALE

HORIZONTAL: 1" = 20'

VERTICAL: 1" = 5'

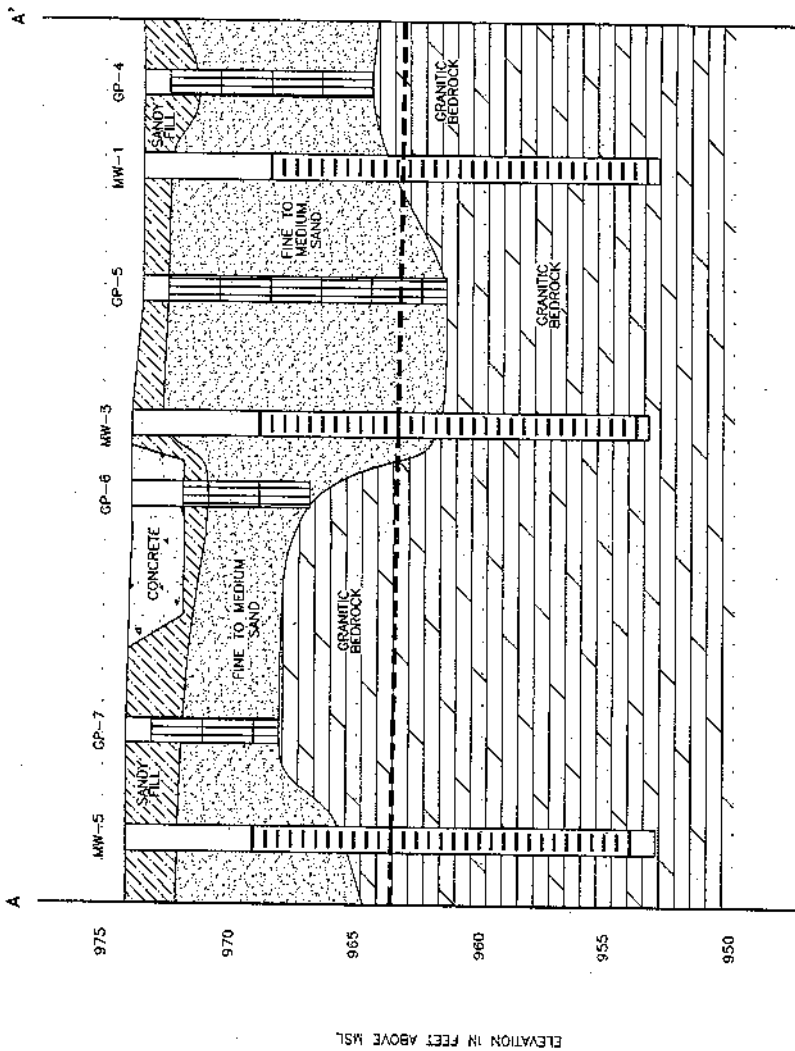
GEOLOGIC CROSS-SECTION

B-B'

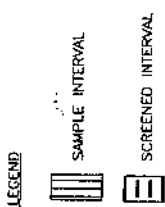
JANSSENS SERVICE STATION SITE
MOUNTAIN, WISCONSIN

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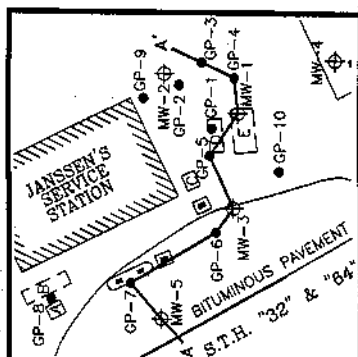


NOTE: MONITORING WELL MW-5 WAS
INSTALLED ON 2/24/98.



--- GROUNDWATER TABLE (01/08/98)

PLAN VIEW



790 Mendota Lane
Green Bay, Wisconsin 54304

GEOLOGIC CROSS-SECTION
A-A'

SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

JANSSEN'S SERVICE STATION SITE
MOUNTAIN, WISCONSIN